

OWNER/SUBDIVIDER:  
Paul T. Commons &  
Laresa Commons  
18130 Casey Road  
Westfield, IN 46074  
547-607-1331

SURVEYOR:  
The Schneider Corporation  
Historic Fort Benjamin Harrison  
8901 Otis Avenue  
Indianapolis, IN 46216  
317-826-7100

# COMMONS COVE

PRIMARY PLAT  
PART OF S.W. 1/4 OF THE N.W. 1/4  
SECTION 34-T19N-R3E  
TOWN OF WESTFIELD  
HAMILTON COUNTY, INDIANA



The  
Schneider  
Corporation

Historic Fort Harrison  
8901 Otis Avenue  
Indianapolis, Indiana  
46216-1037  
317-826-7100 Fax  
317-826-7300 Fax  
Formerly Schneider Engineering Corp. / Bohlen, Meyer, Gibson & Assoc.

Engineering  
Surveying  
Landscape Architecture  
GIS • LIS  
Geology

## LEGEND

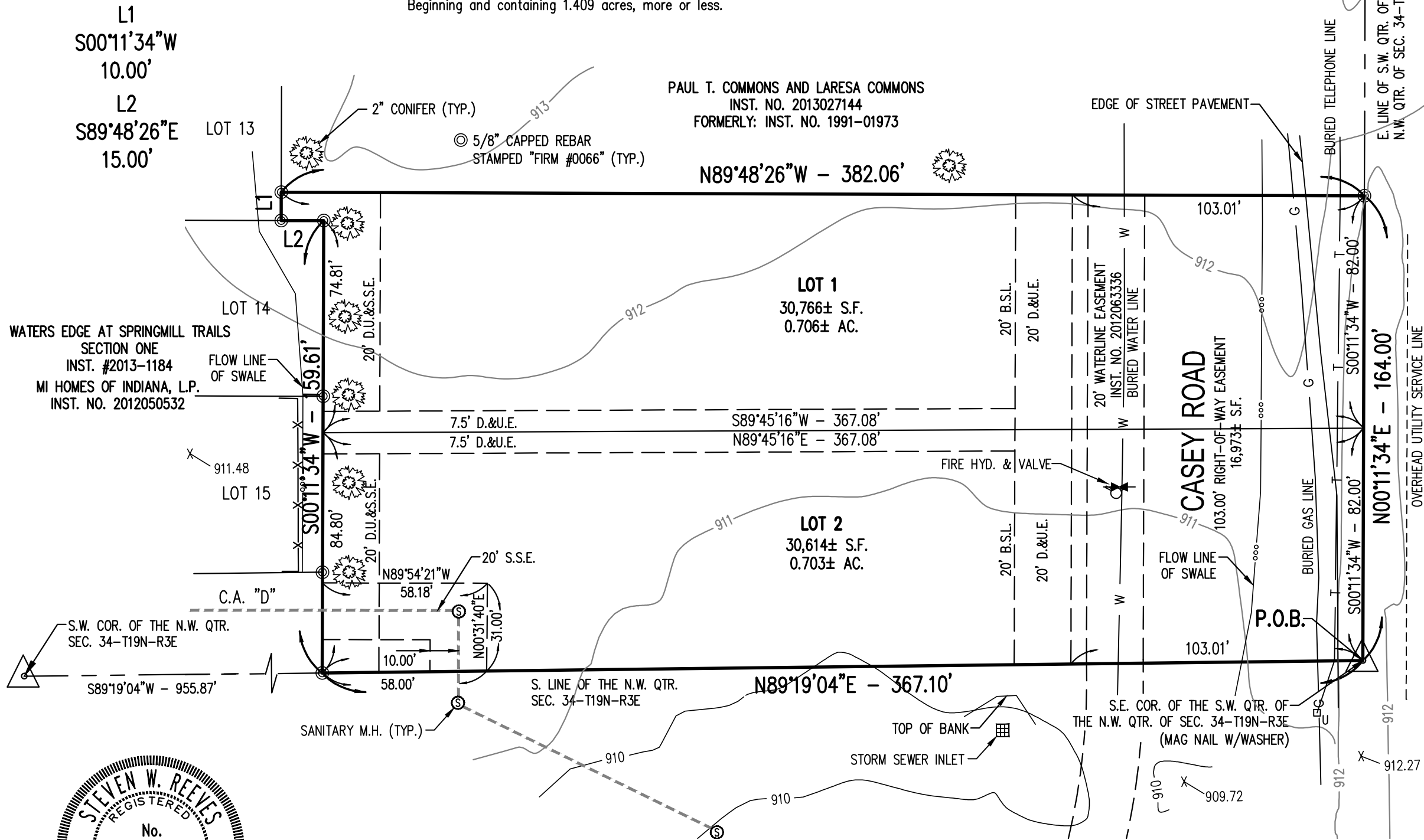
● - INDICATES 5/8" REBAR W/YELLOW CAP STAMPED "SCHNEIDER  
FIRM #0001" UNLESS NOTED OTHERWISE  
D.&U.E. - DRAINAGE & UTILITY EASEMENT  
D.U.&S.S.E. - DRAINAGE UTILITY AND SANITARY SEWER EASEMENT  
B.S.L. - BUILDING SETBACK LINE  
S.F. - SQUARE FOOTAGE  
R/W - RIGHT-OF-WAY  
S.S.E. - SANITARY SEWER EASEMENT  
AC. - ACREAGE

## LEGAL DESCRIPTION

Warranty Deed  
Paul T. Commons and Laresa Commons  
Instrument No. 2013034552

A part of the Southwest Quarter of the Northwest Quarter of Section 34, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, described as follows:

BEGINNING at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 34, Township 19 North, Range 3 East in Washington Township, Hamilton County, Indiana; thence North 00 degrees 11 minutes 34 seconds East (bearings per plat of Waters Edge at Springmill Trails Section One, recorded as Instrument Number 2013001184 in the Office of the Recorder of Hamilton County, Indiana) along the East line of said Quarter Section, 164.00 feet; thence North 89 degrees 48 minutes 26 seconds West, along the south line of a 3.00 acre tract described in Deed recorded as Instrument Number 1991-01973, 382.06 feet to the east line of said Waters Edge at Springmill Trails Section One; thence South 00 degrees 11 minutes 34 seconds West, along the boundary of said Waters Edge at Springmill Trails Section One, 10.00 feet; thence South 89 degrees 48 minutes 26 seconds East, along said boundary, 15.00 feet; thence South 00 degrees 11 minutes 34 seconds West, along said boundary, 159.61 feet to the South line of said Quarter Quarter Section; thence North 89 degrees 19 minutes 04 seconds East 367.10 feet to the Point of Beginning and containing 1.409 acres, more or less.



Steven W. Reeves  
Registered Land Surveyor  
Indiana #20400005

This subdivision consists of 2 single family lots, numbered 1 and 2 together with easements as shown hereon.

The size of lots and easements are shown in figures denoting feet and decimal parts thereof.

Cross-reference is hereby made to survey plat prepared by Hahn Surveying Group, Inc., recorded as Instrument #2013039044 in the Office of the Recorder of Hamilton County, Indiana.

The lots are subject to the Springmill Trails Planned Unit Development, Ordinance 11-19, recorded September 22, 2011 as Instrument No. 2011046866.

PLAT NORTH  
SCALE 1" = 40'



SHEET 1 OF 1

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